



# FLEXIAGENT

Market Leading, Independent Estate Agents



**Balfour Road**  
Southport, PR8 6LE

**Offers In The Region Of £325,000**

Flexi-Agent is proud to present this fantastic four bedroom semi-detached house to the open market. This property is situated in a central location in Southport, just a few minutes walk away from local shops, cafes and restaurants and is close to all local transport links, and is located in a very popular residential location.

The property briefly comprises: Entrance porch and hallway, generous living room with feature bay window, a second reception room and a large kitchen/diner with patio doors leading to the sun catching rear garden.

The first floor comprises of four well proportioned bedrooms and a four piece family bathroom.

Externally the property benefits from ample driveway parking and a sun catching rear garden.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Council Tax Band C  
Freehold

Viewing is available immediately by appointment.

Mobile coverage

## Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



4



1



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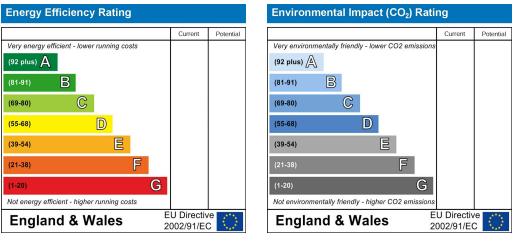
Floor Plan



Area Map



Energy Efficiency Graph



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